

# FUTURE LAND USE PLAN

# 8

## Overview

The recommendations of each of the preceding chapters can be combined to present an overall Future Land Use Plan for Stonington. The Future Land Use Plan is a reflection of the stated goals, objectives, and recommendations of the Plan as well as an integration of the preceding elements of the Plan of Conservation & Development.

In essence, the Future Land Use Plan is a statement of what the Stonington of tomorrow should look like.

While the Future Land Use Plan looks very similar in appearance to a zoning map, it should not be construed as such. The colored areas represent desired future land uses which do not necessarily correspond to zoning classifications. The Future Land Use Plan will serve to guide the Planning and Zoning Commission as it makes changes to the official Town Zoning Map in the future.

Any modifications to this Future Land Use Plan that affect areas adjacent to the Borough should be referred to the Borough Planning and Zoning Commission as a courtesy for their non-binding review and comment. Likewise, similar changes to the Borough Future Land Use Plan should be referred to the Town Planning and Zoning Commission for their review and comment.

*The Future Land Use Plan is a depiction of the Plan's recommendations for the future conservation and development of Stonington...*

**Conservation**



**Development**



## Descriptions of Future Land Use Categories

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### Open Space

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<b>Dedicated Open Space</b>	Areas currently preserved for open space purposes.
<b>Desirable Open Space</b>	Areas that would make a significant contribution to Stonington's open space network and greenbelt system.
<b>Proposed Trail Network</b>	Proposed overall trail system intended to interconnect open spaces, villages and nodes in a greenbelt system.
<b>Natural Resources</b>	Areas with significant environmental constraints that represent the highest priorities for conservation.

### Business Areas

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<b>Commercial / Retail</b>	Areas that have, and are intended to be, developed with retail, personal service, and office facilities.
<b>Office / Industrial</b>	Areas that have, and are intended to be, developed with office and industrial development and similar facilities.
<b>Tourist</b>	Areas that contain tourist attractions, hotels and other tourist amenities.
<b>Village</b>	The area where a village pattern of development is intended to be concentrated.

### Residential Areas

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<b>Very Low Density</b>	Areas where density less than one unit per two acres is expected due to existing zoning, natural resources, infrastructure limitations, or desired patterns of development.
<b>Low Density</b>	Areas where residential development is expected to occur at a density less than one unit per acre due to existing zoning, natural resources, infrastructure limitations, or desirable patterns of development.
<b>Multi-Family</b>	Areas where apartments, condominiums, congregate facilities or other multiple dwelling units exist.
<b>Village</b>	Areas where residential development is expected to occur at a density greater than one unit per acre in a village environment supported by public water and sewer.

### Other Areas

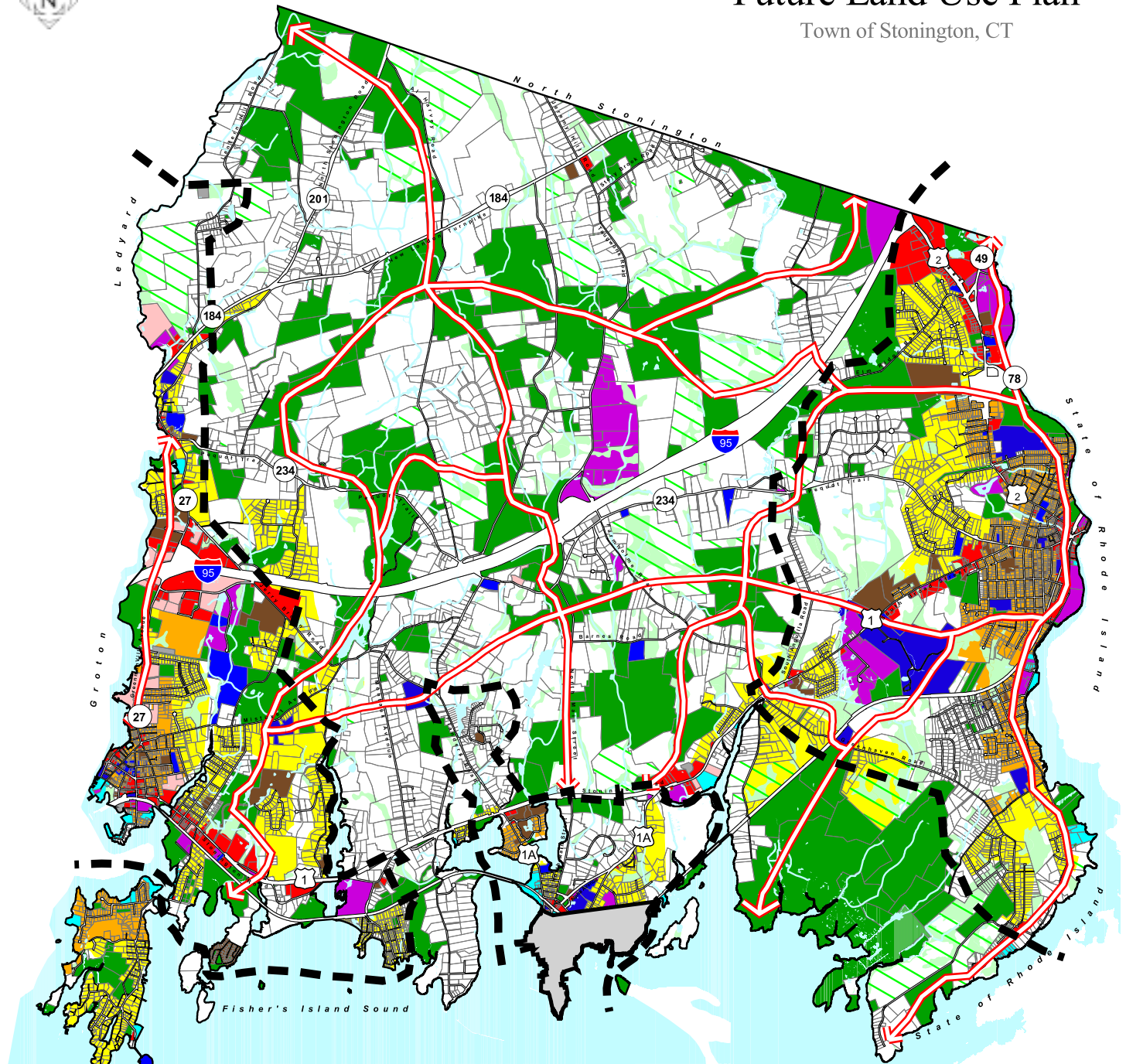
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<b>Community Facility / Institution</b>	Areas that have developed or are intended to develop with community facilities or institutional uses.
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# Future Land Use Plan

Town of Stonington, CT



## Legend

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|----------------------------|----------------------------|
| Agriculture                | Open Space                 |
| Low Density Residential    | Environmental Constraints  |
| Medium Density Residential | Water                      |
| Village Residential        | Sewer Limit Line           |
| Multi-Family               | Possible Greenway Linkages |
| Commercial                 | Stonington Borough         |
| Tourism and Lodging        |                            |
| Marine Commercial          |                            |
| Industrial                 |                            |
| Institutional Uses         |                            |
| Industrial Utility         |                            |

0 4000 Feet



**Planimetrics**  
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## Plan Consistency

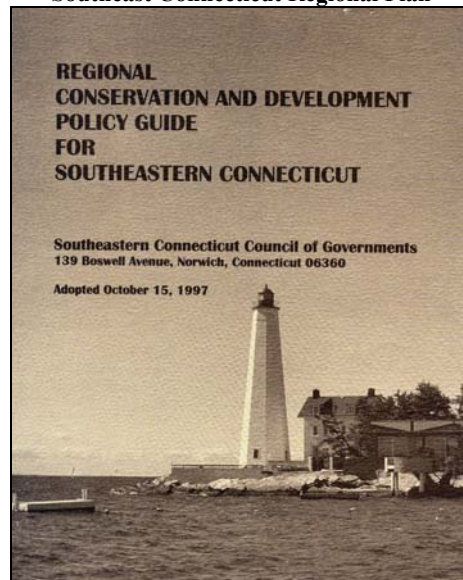
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This Plan was compared with the Locational Guide Map in the 1998-2003 State Plan of Conservation & Development and found to be generally consistent with that Plan. In addition, this Plan was compared with the Regional Plan of Development for the Southeastern Connecticut Council of Governments and found to be generally consistent with that Plan.

Any inconsistencies can be generally attributed to:

- differences in definitions of desirable uses or development densities,
- local (as opposed to State or regional) desires about how Stonington should grow and change in the coming years, or
- the fact that the State Plan and the Regional Plan make policy recommendations for relative intensity and environmental sensitivity while this Plan suggests specific land use types.

**Southeast Connecticut Regional Plan**



**State Plan**

